




**To the Honorable Council
City of Norfolk, Virginia**

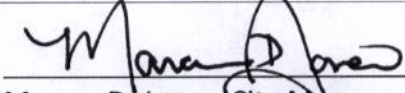
June 14, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Special Exception for a Commercial Drive-Through at 7600-7620 Hampton Boulevard**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 1/6

Approved: 
Marcus D. Jones, City Manager

Item Number:

R-7

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception for a Commercial Drive-Through.
- IV. **Applicant:** Starbucks
- V. **Description:**
 - The proposal is to redevelop the site with a new building and a commercial drive-through.
 - The proposed structure is pulled up to the right-of-way lines along Hampton Boulevard and W. Little Creek Road, framing the intersection and creating a pedestrian-friendly corner at the western gateway to W. Little Creek Road.
 - The site layout as proposed is consistent with the intent of the Wards Corner Plan by offering a pedestrian-friendly gateway to the south and east, which should encourage a similar building form and eventual completion of the gateway when redevelopment occurs at the northeast intersection.
- VI. **Historic Resources Impacts**
The site is not located within a federal, state, or local historic district.
- VII. **Public Schools Impacts**
This site is located within the Sewells Point Elementary School, Blair Middle School and Maury High School attendance zones.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Proponents and Opponents
- Staff Report to CPC dated May 26, 2016 with attachments
- Letter of support
- Ordinance

City Planning Commission: May 26, 2016

Executive Secretary: George M. Homewood, FAICP, CFM *GH*

Staff: Matthew Simons, AICP, CZA, CFM *MS*

Staff Report	Item No. 11	
Address	7600-7620 Hampton Boulevard	
Applicant	Starbucks	
Request	Special Exception	Commercial Drive-Through
Property Owner	Fris Chkn, LLC	
Site Characteristics	Site/Building Area	27,870 sq. ft./1,470 sq. ft.
	Future Land Use Map	Commercial
	Zoning	C-2 (Corridor Commercial)
	Neighborhood	Meadowbrook
	Character District	Suburban
Surrounding Area	North	C-2 & R-14 (High Density Multi-Family): Popeye's and Norfolk Fire-Rescue Firehouse 12
	East	OSP (Open Space Preservation): proposed location of new fire station
	South	R-11 (Moderate Density Multi-Family): single-family and duplex homes; R-12 (Medium Density Multi-Family): apartments
	West	R-11, OSP & R-6 (Single-Family): single-family and duplex homes and open space



A. Summary of Request

- The site is located at the southeast corner of Hampton Boulevard and W. Little Creek Road, and along the west side of Baylor Place, on the western edge of the Meadowbrook neighborhood.
- The proposal is to redevelop the site with a new building and a commercial drive-through.

B. Plan Consistency

- The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Commercial.
- The *Greater Wards Corner Comprehensive Plan* (Wards Corner Plan) identifies the intersection of Hampton Boulevard and W. Little Creek Road as being a gateway to the port and naval station to the north, a gateway to Old Dominion University to the south and a gateway to Wards Corner to the east.
 - The proposed structure is pulled up to the right-of-way lines along Hampton Boulevard and W. Little Creek Road, framing the intersection and creating a pedestrian-friendly corner at the western gateway to W. Little Creek Road.
 - The principal façade and entrance for the building is located along W. Little Creek Road, which includes a transparent façade at the sidewalk level.
 - The site layout as proposed is consistent with the intent of the Wards Corner Plan by offering a pedestrian-friendly gateway to the south and east, which should encourage a similar building form and eventual completion of the gateway when redevelopment occurs at the northeast intersection.

C. Zoning Analysis

i. General

- The applicant proposes to demolish the existing nonconforming structure on the site and construct a Starbucks with a commercial drive-through.
- A commercial drive-through is permitted in the C-2 district by special exception.
- A special exception is required for the drive-through because the existing nonconforming site improvements are being removed.
- The site is surrounded by a mix of commercial, residential and institutional uses nearby.
- Automobiles entering and exiting the drive-through would access the site from Baylor Place, which accommodates much safer ingress/egress to the site than the accesses currently located along Hampton Boulevard and W. Little Creek Road.
- The conceptual site plan submitted by the applicant and the attached conditions ensure compliance with the adopted general plan, Wards Corner Plan, as well as all *Zoning Ordinance* requirements for a commercial drive-through.

ii. Parking

- For an eating establishment of this size located within the Suburban Character District, the *Zoning Ordinance* requires that the 1,913 square foot establishment provide a minimum of 13 parking spaces and sufficient room to accommodate two bicycles.
 - The applicant proposes to provide 20 parking spaces and a bike rack to accommodate at least two bicycles.
 - The proposed number of parking spaces, based on the proposed square footage of the building, exceeds the parking maximum for commercial uses established in the *Zoning Ordinance*.
 - As part of Site Plan approval, the applicant will have the choice to either reduce the number of parking spaces provided, or to provide additional landscaping and stormwater improvements to offset the additional impervious parking proposed on the site.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low-risk flood zone.

D. Transportation Impacts

- Institute of Transportation Engineers figures estimate that that this proposed restaurant with a drive through will generate 317 new vehicle trips per day by increasing the size of a restaurant with a drive-through on the site by 443 square feet.
- Neither Hampton Boulevard nor W. Little Creek Road adjacent to the site are identified as a severely congested corridor in either the AM or PM peak hours in the current update to regional Hampton Roads Congestion Management analysis.
- The site is near transit service with Hampton Roads Transit bus routes 2 (Hampton) and 21 (W. Little Creek) operating near the site.
- Both W. Little Creek Road and Baylor Place adjacent to the site are identified priority corridors in the City of Norfolk Bicycle and Pedestrian Strategic Plan.
 - New sidewalks are being provided along all road frontages by the applicant.
- All vehicular circulation elements necessary to facilitate the drive-through are designed to be internal to the site with no direct egress to public streets from the drive-through window.

E. Historic Resources Impacts

The site is not located within a federal, state, or local historic district.

F. Public Schools Impacts

The site is located in the Sewells Point Elementary School, Blair Middle School and Maury High School attendance zones.

G. Environmental Impacts

- The construction of an eating establishment with a drive-through lane should not adversely impact the surrounding uses.

- The proposed redevelopment will undergo the Site Plan Review process, which will require all site development to adhere to the regulations of the *Zoning Ordinance*, including landscaping and buffering, vehicular circulation, and stormwater improvements.

H. AICUZ Impacts

N/A

I. Surrounding Area/Site Impacts

By requiring this use to conform to the conditions listed below, granting the special exception should not have a negative effect on the surrounding area.

J. Payment of Taxes

The owner of the property is current on all real estate taxes.

K. Civic League

Notices were sent to the Meadowbrook and Lochaven Civic Leagues on April 13.

L. Recommendation

Given that the site layout as proposed fosters the creation of a western gateway to W. Little Creek Road, and given that all ingress/egress to the site will be located along Baylor Place as opposed to the heavily traveled Hampton Boulevard and W. Little Creek Road, staff recommends **approval** of the special exception, subject to the following conditions:

- (a) The site shall be generally designed in accordance with the conceptual site plan prepared by Blakeway, dated May 24, 2016, attached hereto and marked as "Exhibit A," subject to any revisions required by the City to be made during the Site Plan Review and building permit plan review processes.
- (b) There shall be no driveway access to or from the site along Hampton Boulevard or West Little Creek Road.
- (c) The site shall be developed to reflect the general massing, materials, fenestration and design elements for the north, south, east and west side of the building as shown in the elevations entitled "Exterior Elevations," prepared by GPD Group, dated May 4, 2016, attached hereto and marked as "Exhibit B," subject to any revisions required by the City to be made during the Site Plan Review and building permit plan review processes.
- (d) No smoking shall be permitted anywhere in the outdoor dining area and signage to this effect shall be conspicuously posted.
- (e) Landscaping shall be installed and maintained at the base of any freestanding sign in accordance with the provisions of section 16-6 of the *Zoning Ordinance of the City of Norfolk*, 1992 (as amended). The landscaping shall be maintained at all times.

- (f) All landscaping installed on the site shall be maintained in a healthy growing condition at all times and shall be replaced when necessary.
- (g) Notwithstanding any other regulations pertaining to temporary window signage within Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor of the building shall be transparent as defined in the Zoning Ordinance.
- (h) The use of temporary signs shall comply with Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended). The use of feather flags, pennants, and streamers is prohibited.
- (i) All bollards on the site shall be painted and maintained free of visible corrosion.
- (j) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.
- (k) Dumpsters shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the proposed building.
- (l) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, snow, ice, and any bodily discharge.
- (m) The property shall be kept in a clean and sanitary condition at all times.
- (n) The establishment shall maintain a current, active business license at all times while in operation.
- (o) No business license shall be issued until conditions (a), (c), (e), (j) and (k) have all been implemented fully on the site.

Attachments

Location Map
Zoning Map
Application
Physical Survey
Conceptual Site Plan
Proposed Building Elevations
Notice to the Meadowbrook and Lochaven Civic Leagues
Letter of support

Proponents and Opponents

Proponents

Thomas Kleine – Representative, legal counsel
Troutman Sanders, LLP
222 Central Park Avenue, Suite 2000
Virginia Beach, VA 23462

Steve Blevins – Representative, civil engineer
770 Independence Circle
Virginia Beach, VA 23455

Wick Smith
934 Larchmont Crescent
Norfolk, VA 23508

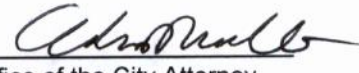
Ed Kimple
1014 Magnolia Avenue
Norfolk, VA 23508


Opponents

None

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF A COMMERCIAL DRIVE-THROUGH FOR "STARBUCKS" ON PROPERTY LOCATED AT 7600 HAMPTON BOULEVARD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted authorizing the operation of a Commercial Drive-Through for "Starbucks" on property located at 7600 Hampton Boulevard. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 120 feet, more or less, along the eastern line of Hampton Boulevard, 148 feet, more or less along the southern line of West Little Creek Road, and 238 feet, more or less, along the western line of Baylor Place; premises numbered 7600 Hampton Boulevard.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The site shall be generally designed in accordance with the conceptual site plan prepared by Blakeway, dated May 24, 2016, attached hereto and marked as "Exhibit A," subject to any revisions required by the City to be made during the Site Plan Review and building permit plan review processes.
- (b) There shall be no vehicular access to or from the site along either Hampton Boulevard or West Little Creek Road.
- (c) The site shall be developed to reflect the general massing general architectural style, materials, and colors for the north, south, east and west sides of the building as shown in the elevations dated May 4, 2016, attached hereto and marked as "Exhibit B," subject to reasonable modifications as required to

accommodate the site layout shown in "Exhibit A" or as required by the City during the Site Plan Review and building permit plan review processes.

- (d) No smoking shall be permitted anywhere in the outdoor dining.
- (e) Landscaping shall be installed and maintained at the base of any freestanding sign in accordance with the provisions of section 16-6 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended).
- (f) All landscaping installed on the site shall be maintained in a healthy growing condition at all times and shall be replaced when necessary.
- (g) Notwithstanding any other regulations pertaining to temporary window signage within Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor of the building shall be transparent as defined in the Zoning Ordinance.
- (h) The use of temporary signs shall comply with Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended). The use of feather signs, flag signs, and pennants is expressly prohibited.
- (i) All bollards on the site shall be painted and maintained free of visible corrosion.
- (j) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.
- (k) Dumpsters shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the proposed building.
- (l) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of

the premises regulated by the Special Exception so as to keep such areas free of litter and refuse.

- (m) The property shall be kept in a clean and sanitary condition at all times.
- (n) The establishment shall maintain a current, active business license at all times while in operation.
- (o) No business license shall be issued until conditions (a), (c), (e), (j) and (k) have all been implemented fully on the site.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection,

refuse disposal, parks, libraries, and schools;

- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (1 page)

Exhibit B (2 pages)



HAMPTON BLVD

HAMPTON BLVD

Exhibit B



② NE ELEVATION
Scale: 1/8" = 1'-0"



① NW ELEVATION
Scale: 1/8" = 1'-0"

REV.	DATE	DESCRIPTION
		PLANNING COMMISSION MEETING

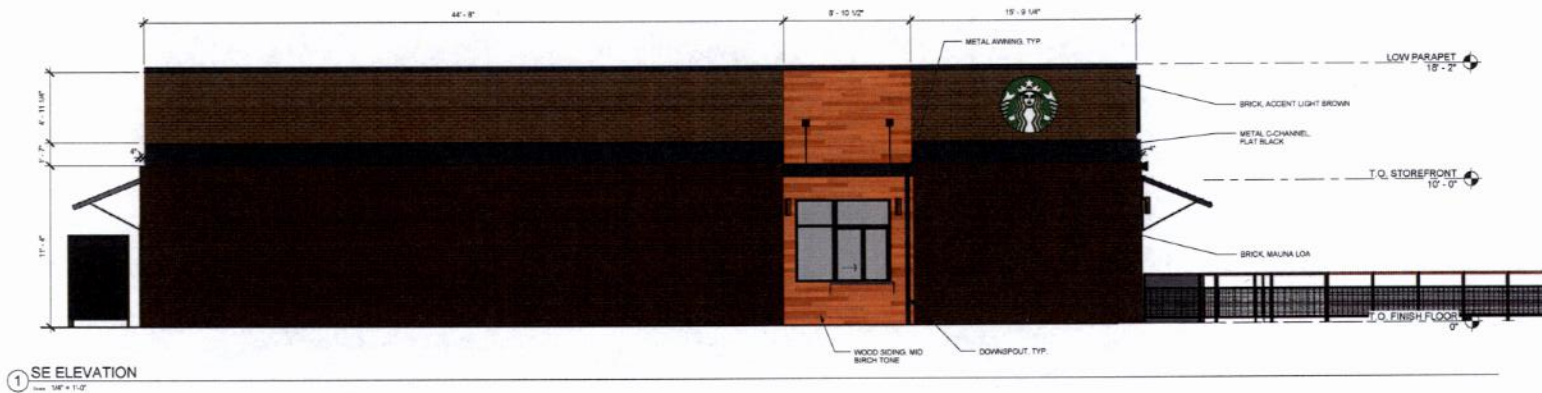
NORFOLK STARBUCKS
7620 HAMPTON BOULEVARD
NORFOLK, VA 23505

EXTERIOR ELEVATIONS

PROJECT NUMBER	DATE
DESIGNER	DATE
CONTRACTOR	DATE
REVISION	DATE

2016379.01

SD-3



REV.	DATE	DESCRIPTION
		PLANNING COMMISSION MEETING

NORFOLK STARBUCKS
7620 HAMPTON BOULEVARD
NORFOLK, VA 23505

EXTERIOR ELEVATIONS

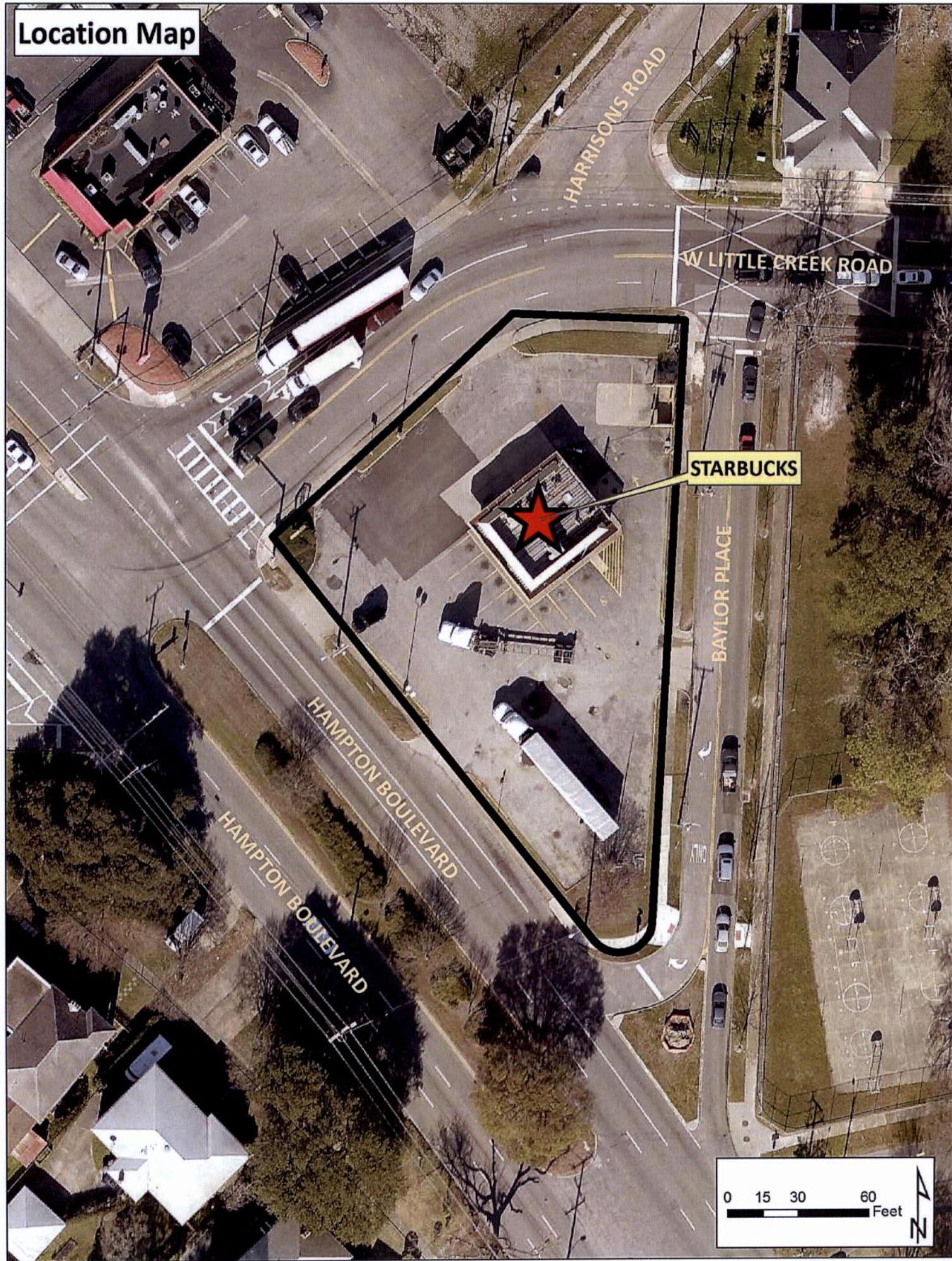
REVIEW	DATE
DESIGN	
CONSTRUCTION	
RECORD	

PROJECT NUMBER	ISSUED
01	10

JOB NO.
2016379.01

SD-2

Location Map



HARRISON'S ROAD

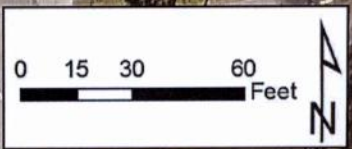
W LITTLE CREEK ROAD

STARBUCKS

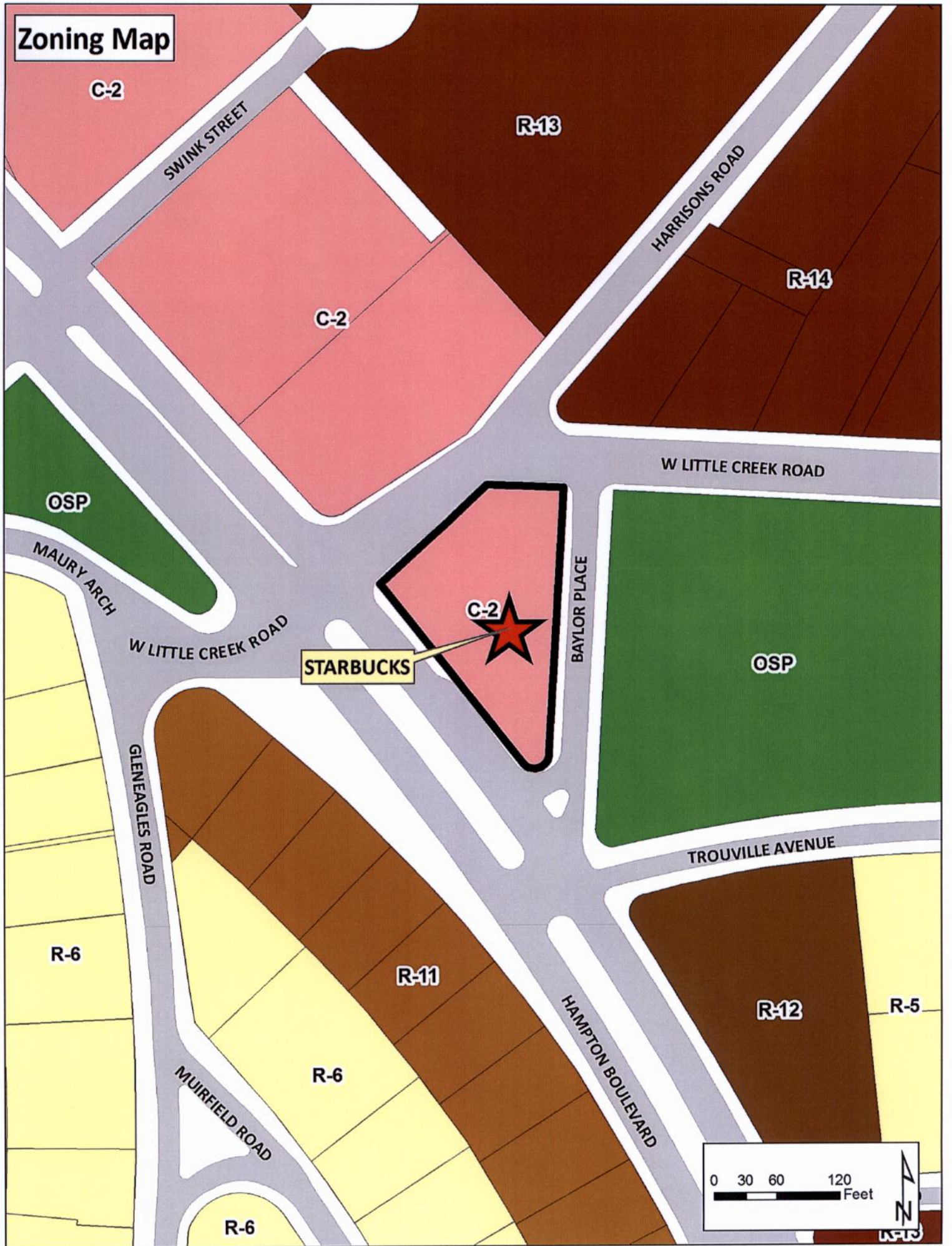
BAYLOR PLACE

HAMPTON BOULEVARD

HAMPTON BOULEVARD



Zoning Map





APPLICATION SPECIAL EXCEPTION

Special Exception for: 7600 Hampton Blvd. Starbucks

Date of application: 04-11-2016

DESCRIPTION OF PROPERTY

Property location: (Street Number) 7600 (Street Name) Hampton Blvd.

Existing Use of Property Church's Chicken Restaurant with Drive-thru

Current Building Square Footage 1,470

Proposed Use

Starbucks Restaurant with Drive-thru

Proposed Square Footage 1,913

Proposed Hours of Operation:

Weekday From 4:30am To 11pm

Friday From 11 To 11pm

Saturday From 11 To 11pm

Sunday From 11 To 11pm

Trade Name of Business (If applicable) Starbucks Coffee

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Application
Special Exception
Page 2**

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax ()

E-mail address of applicant:

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax ()

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) (First) (MI)

Mailing address of property owner (Street/P.O. box):

(City) (State) (Zip Code)

Daytime telephone number of owner () email:

CIVIC LEAGUE INFORMATION

Civic League contact: Meadowbrooke / Harold Bell

Date(s) contacted:

Ward/Super Ward information:

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: STEPHEN MARSH Sign: [Signature] 4/11/16
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Sign: 1/1/
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: LARAE TUCKER Sign: [Signature] 4/11/16
(Authorized Agent Signature) (Date)

CIVIC LEAGUE INFORMATION

Civic League contact: Meadowbrooke / Harold Bell

Date(s) contacted:

Ward/Super Ward information:

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge: ✓

Print name: Lisa Sunderland Sign: *[Signature]* 4/11/16
(Property Owner or Authorized Agent of Signature) (Date)

→ *Representative for Starbucks*

Print name: _____ Sign: _____ / ____ / ____
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / ____ / ____
(Authorized Agent Signature) (Date)

Simons, Matthew

From: Straley, Matthew
Sent: Wednesday, April 13, 2016 11:43 AM
To: 'meadowbrookcivicleague@gmail.com'; 'adam.c.tharp@gmail.com'
Cc: Protogyrou, Andrew; Winn, Barclay; Ransom, Carlton; Simons, Matthew
Subject: new Planning Commission application
Attachments: Starbucks_Hampton.pdf

Mr. Bell and Mr. Tharp,

Attached please find the application for a special exception to operate a commercial drive-through at 7600 Hampton Boulevard.

The item is tentatively scheduled for the May 26, 2016 Planning Commission public hearing.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

Thank you.

Matthew Straley
GIS Technician II


City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

Connect with us:
www.norfolk.gov



Simons, Matthew

From: Adrienne Sullivan <sullivanfamilyof5@cox.net>
Sent: Wednesday, May 25, 2016 7:28 PM
To: Simons, Matthew
Subject: Support of Starbucks on Hampton Blvd

Good evening Mr. Simons,

I am a resident of the Larchmont neighborhood of Norfolk and would love to see at Starbucks open where the Church's Chicken used to be. I think this would benefit the area greatly.

Thank you for your consideration.

Best regards,
Adrienne Sullivan
1051 Cambridge Crescent
Norfolk, VA 23508